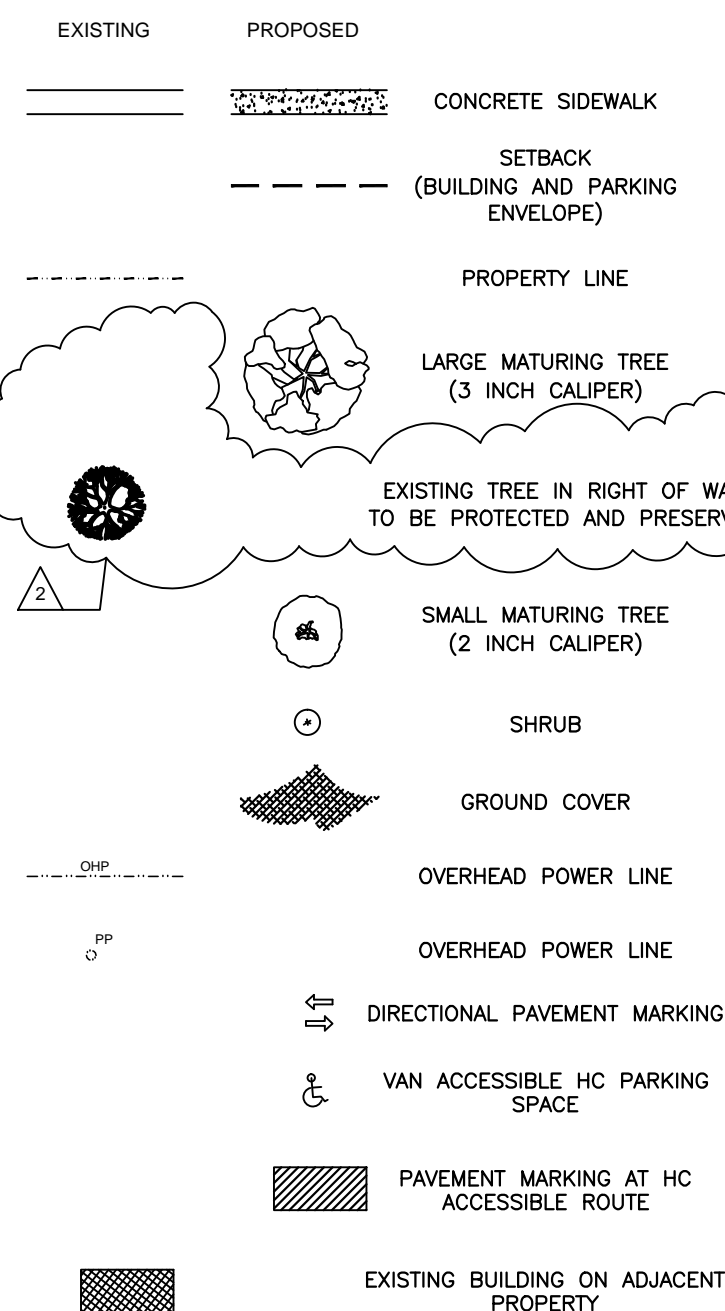


SYMBOLS:



ABBREVIATIONS:

CLT	CHARLOTTE
CONC	CONCRETE
DOT	DEPARTMENT OF TRANSPORTATION
HC	HANDICAPPED
LF	LINEAR FOOT (FEET)
MH	MAN HOLE
OHP	OVERHEAD POWER
ROW	RIGHT OF WAY
NCSC	NORTH CAROLINA STATE BUILDING CODE
SF	SQUARE FOOT (FEET)

NOTE: FINISH FLOOR AND SPOT ELEVATIONS ARE APPROXIMATE. FINAL ELEVATIONS AND CONTOURS MAY CHANGE DUE TO FINAL STORMWATER DESIGN, HANDICAP ACCESSIBILITY DESIGN AND BUILDING ACCESS AND EGRESS DESIGN.

1. DEVELOPMENT DATA TABLE:

CURRENT PROPERTY OWNER	STANDARD CONTRACTING, INC. 8204 WINNEVUE DRIVE INDIAN TRAIL, NC 28079
PETITIONER	SMA CAROLINA LLC 1615 OUT LOOK CIRCLE WAXHAW, NC 28073
SITE ACREAGE	12.2 ACRES
TAX PARCELS INCLUDED IN REZONING	131-042-39 AND 131-042-40
EXISTING ZONING	R-22MF
OVERLAY DISTRICT	NONE
PROPOSED ZONING	O-1(CD)
PREVIOUS USES	SINGLE FAMILY RESIDENTIAL
EXISTING USES	VACANT
PROPOSED USES	OFFICE / DENTAL CLINIC
NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE	0
RESIDENTIAL DENSITY	NOT APPLICABLE
SQUARE FOOTAGE OF NON-RESIDENTIAL UNITS BY TYPE	DENTAL CLINIC: 6,000 GROSS SF OFFICE: 3,000 GROSS SF
FLOOR AREA RATIO	MAXIMUM 0.60 PROPOSED +/- 0.18
BUILDING HEIGHT	MAXIMUM 40 FEET PROPOSED +/- 30 FEET
OFF-STREET PARKING RATIO (PER TABLE 12.202)	CLINIC: 1 SPACE PER 200 SF
PROPOSED PARKING COUNT	9,000 SF / 200 = 45 SPACES
HANDICAP ACCESSIBLE PARKING	2 VAN ACCESSIBLE
MINIMUM SETBACK	20'
MINIMUM SIDE YARD SETBACK	10'
MINIMUM REAR YARD SETBACK	20'
AMOUNT OF OPEN SPACE	NOT APPLICABLE

2. GENERAL PROVISIONS:

- THE PETITIONER UNDERSTANDS AND ACKNOWLEDGES THAT OTHER CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND ORDINANCES, THAT ARE NOT ZONING REGULATIONS, ZONING CONDITIONS OR ZONING REQUIREMENTS, AND ARE NOT ADMINISTERED BY THE ZONING OFFICIAL, MUST BE APPLIED TO THE DESIGN AND DEVELOPMENT OF THE SITE. THE PETITIONER UNDERSTANDS AND ACKNOWLEDGES THAT DESIGN REVIEW AND APPROVAL AND CONSTRUCTION INSPECTIONS, AS REQUIRED BY CITY, COUNTY AND FEDERAL AGENCIES IS THE RESPONSIBILITY OF THE PETITIONER.
- DEVELOPMENT DEPICTED IN THESE RE-ZONING DRAWINGS IS SCHEMATIC IN NATURE AND MAY THEREFORE BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES - WITHIN THE MAXIMUM BUILDING AND PARKING ENVELOPE GENERALLY DEPICTED ON THIS SHEET - AS LONG AS THE CHANGES GENERALLY MAINTAIN THE BUILDING AND PARKING ORIENTATION AND CHARACTER ILLUSTRATED. CHANGES WILL BE MADE IN ACCORDANCE WITH THE PROVISIONS OF THE CHARLOTTE, MECKLENBURG ZONING ORDINANCE, CHAPTER 6, SECTION 6.207 - ALTERATIONS TO APPROVAL.
- IT IS UNDERSTOOD THAT CHANGES TO SITE FEATURES AND ELEMENTS, INCLUDING BUT NOT LIMITED TO SIZE, QUANTITY, AND PLACEMENT MAY BE NECESSITATED BY UNFORESEEN CONDITIONS, CHANGES TO PROJECT PROGRAM OR SCOPE AND ONGOING SITE AND BUILDING PERMITTING PROCESSES. SUCH CHANGES WILL BE MADE IN ACCORDANCE WITH THE PROVISIONS OF THE CHARLOTTE, MECKLENBURG ZONING ORDINANCE, CHAPTER 6, SECTION 6.207 - ALTERATIONS TO APPROVAL.

3. PERMITTED USES:

- PER CITY OF CHARLOTTE ZONING ORDINANCE, SECTION 9.702, CLINICS (MEDICAL, DENTAL AND OPTICAL) AND OFFICE USES ARE PERMITTED BY RIGHT, IN AN O-1 DISTRICT.
- INCIDENTAL OR ACCESSORY USES AND ASSOCIATED USES ARE ALSO PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE O-1 DISTRICT.

4. TRANSPORTATION:

- THE PROPERTY IS LOCATED ON CENTRAL AVENUE WHICH IS A FOUR (4) LANE THOROUGHFARE UNDER THE JURISDICTION OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
- PROPOSED DEVELOPMENT DOES NOT ENCRoACH ON THE EXISTING CDOT RIGHT OF WAY.
- PROPOSED PARKING WILL BE SURFACE. ACCESS TO PARKING WILL BE FROM CENTRAL AVENUE VIA A NEW 26'-0" WIDE, MODIFIED TYPE II DRIVEWAY (STD NO 10.225). PROPOSED DRIVEWAY IS IN THE SAME LOCATION AS EXISTING.
- THE SITE IS LOCATED ON A CHARLOTTE AREA TRANSPORTATION SYSTEM (CATS) BUS ROUTE WITH STOPS LESS THAN 100 YARDS EAST AND WEST ON CENTRAL AVENUE. SEE TRANSPORTATION MAP, THIS SHEET.
- LONG AND SHORT TERM PARKING WILL BE PROVIDED ON SITE AND UNDER COVER. MINIMUM 3 SHORT TERM AND 2 LONG TERM. DEPENDING ON FINAL BUILDING FLOOR PLAN DESIGN, LONG TERM SPACES MAY BE LOCATED IN THE BUILDING (IN LIEU OF OUTSIDE UNDER COVER).
- ACCORDING TO THE CITY OF CHARLOTTE'S DRIVEWAY REGULATIONS, CDOT HAS THE AUTHORITY TO REGULATE/PROVE ALL PRIVATE STREET/DRIVEWAY AND PUBLIC STREET CONNECTIONS TO THE RIGHT-OF-WAY OF A STREET UNDER THE REGULATORY JURISDICTION OF THE CITY OF CHARLOTTE.
- THE PROPOSED DRIVEWAY CONNECTION TO CENTRAL AVENUE WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION AND TYPE/WIDTH OF THE DRIVEWAY WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATION OF THE DRIVEWAY SHOWN ON THE SITE PLAN IS SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAY(S) ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.
- ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- A RIGHT-OF-WAY ENCRoACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCRoACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S). CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

5. ARCHITECTURAL STANDARDS:

- EXTERIOR BUILDING MATERIALS WILL INCLUDE A MIN. 30% MASONRY MATERIALS AND MAY INCLUDE BRICK VENEER, FIBER CEMENT SIDING, CAST-STONE, ALUMINUM STOREFRONT, PEDESTRIAN SCALE DOORS AND WINDOWS WITH DIVIDED LITES AND A LOW SLOPE MEMBRANE ROOF CONCEALED BEHIND A PARAPET. ADDITIONALLY, SECTIONS MAY INCLUDE A PITCHED OR CURVED ROOF WITH ASPHALT SHINGLES AND/OR STANDING SEAM METAL.
- OTHER MATERIALS AND ELEMENTS MAY BE USED IN ACCORDANCE WITH CHARLOTTE MECKLENBURG DEVELOPMENT STANDARDS AND THE NORTH CAROLINA STATE BUILDING CODE.
- THE PROPOSED TRASH DUMPSTER, LOCATED TOWARDS THE BACK OF THE SITE, WILL BE SCREENED WITH MATERIALS TO MATCH THE BUILDING. SPACE FOR RECYCLING BIN(S) WILL BE INCLUDED.

6. STREETScape AND LANDSCAPING:

- MINIMUM BUFFER REQUIREMENTS PER TABLE 12.302(a): CLINICS UP TO 50,000 SQ FT:
NORTH PROPERTY LINE:
ABUTTING EXISTING MULTI-FAMILY RESIDENTIAL USE - CLASS C
EAST PROPERTY LINE:
ABUTTING EXISTING BUSINESS USE - NONE
WEST PROPERTY LINE:
ABUTTING EXISTING OFFICE USE - NONE
SOUTH PROPERTY LINE:
FRONT YARD ALONG CENTRAL AVENUE - NONE
CLASS C BUFFER PLANTING REQUIREMENTS PER TABLE 12.302(b):
FOR 1.2 ACRE SITE = 16'-0" WIDE, 4 TREES PER 100 FT AND 20 SHRUBS PER 100 FT
NOTE: THE DEVELOPER RESERVES THE RIGHT TO REDUCE THE CLASS C BUFFER WIDTH BY 25% BY PROVIDING AN APPROVED FENCE OR WALL.
- PLANTING STRIP (URBAN ZONES):
A. FRONTAGE ON CENTRAL AVENUE = 141 FT
B. 141 FT / 40 FT = 4 LARGE MATURING TREES (3 INCH CALIPER) OR;
C. 141 FT / 30 FT = 5 SMALL MATURING TREES (2 IN CALIPER)
- PARKING AREA (URBAN ZONES):
A. TREES MUST BE PLANTED SO THAT EACH PARKING SPACE IS NO MORE THAN FORTY (40) FEET FROM A TREE TRUNK. TREES PLANTED MUST BE LARGE MATURING SHADE TREES (SMALL MATURING TREES MAY BE USED WHERE OVERHEAD POWER DISTRIBUTION LINES WOULD INTERFERE)
B. MUST BE SCREENED FROM ABUTTING RIGHT-OF-WAY AND ABUTTING PROPERTIES VIA A FIVE FOOT PLANTING STRIP

7. ENVIRONMENTAL FEATURES:

- THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

8. FIRE PROTECTION

- FIRE LANE WILL BE AS REQUIRED BY THE CHARLOTTE FIRE DEPARTMENT, FIRE PREVENTION BUREAU, IN ACCORDANCE WITH FPB 225 INSTALLATION AND APPROVAL OF FIRE LANES.
- A BUILDING FIRE SPRINKLER SYSTEM WILL NOT BE PROVIDED.

9. LIGHTING

- DETACHED PARKING LOT LIGHTING WILL BE POLE MOUNTED, NOT TO EXCEED 25'-0" WITH FULL-CUTOFF LUMINAIRES.
- ARCHITECTURAL WALL SCONCE LIGHTS WILL BE USED ON THE NORTH, SOUTH AND EAST ELEVATIONS.
- LIGHTING WILL UTILIZE FULL-CUTOFF FIXTURES, CAPPED AND DOWNWARDLY DIRECTED.

10. OTHER

- PRELIMINARY REVIEW MEETING, FACILITATED BY MR. SOLOMON FORTUNE, WAS HELD ON JULY 08, 2013 AT THE CHARLOTTE MECKLENBURG PLANNING DEPARTMENT AT 600 EAST FOURTH STREET.



C5 CONCEPTUAL ELEVATION 1
N.T.S.



B5 CONCEPTUAL ELEVATION 2
N.T.S.

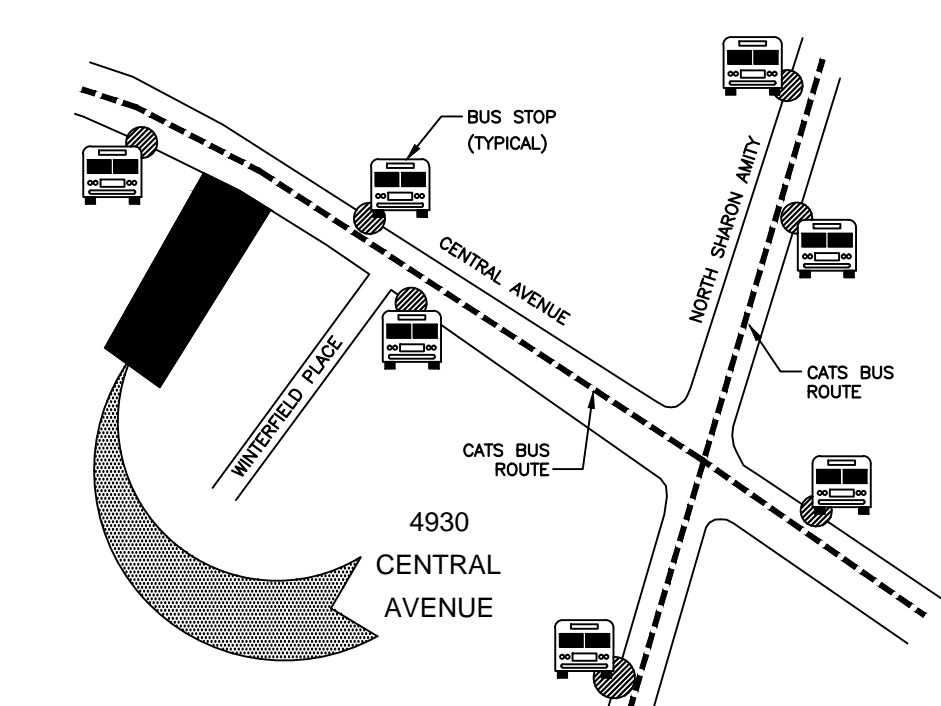
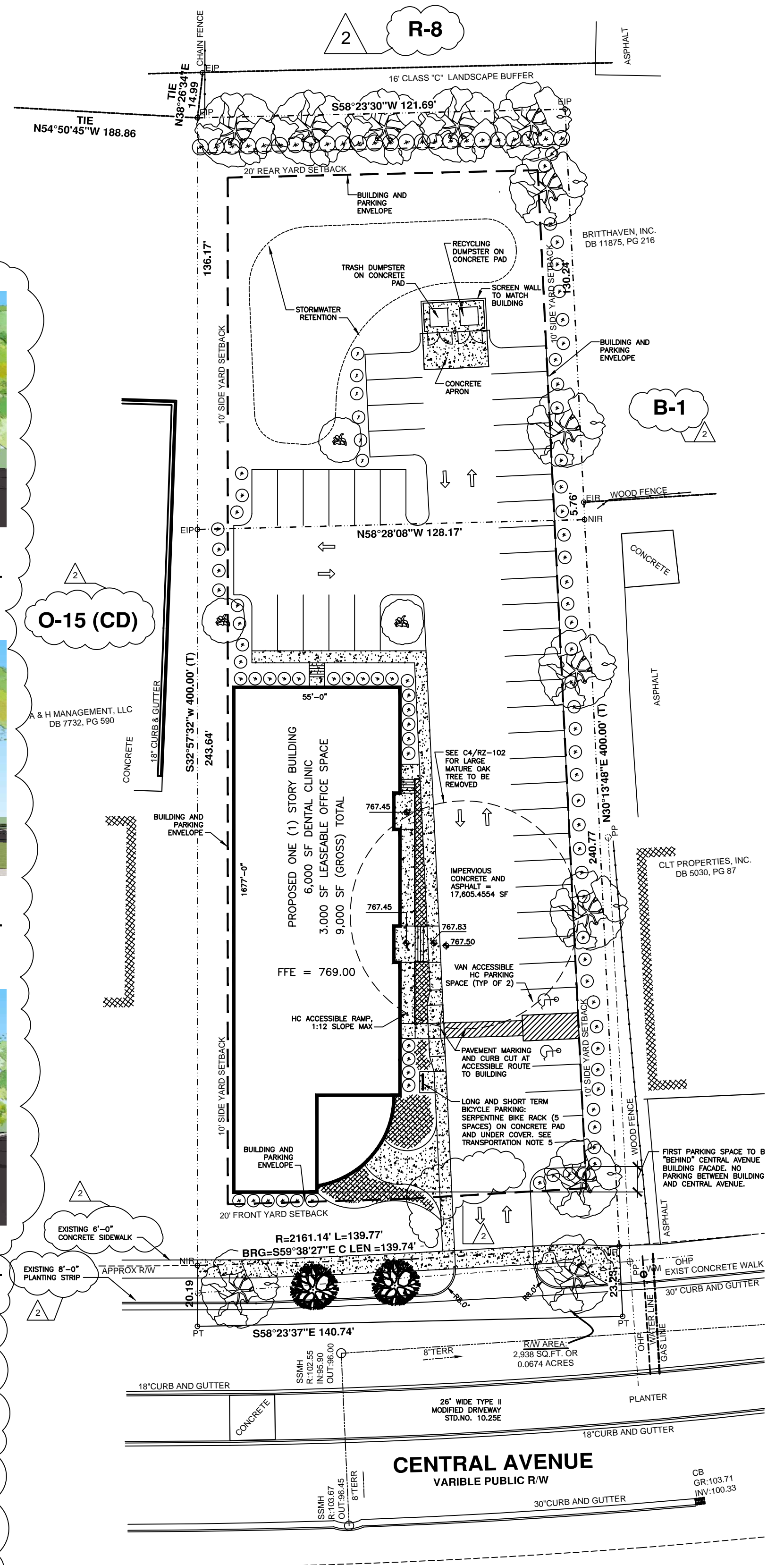


A5 CONCEPTUAL ELEVATION 3
N.T.S.

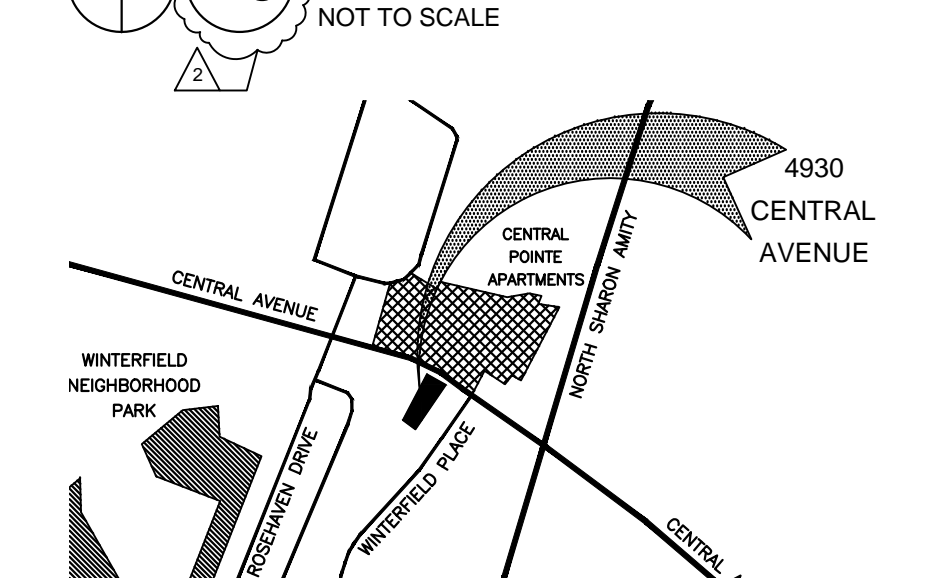
CONCEPTUAL ELEVATION NOTES:

CONCEPTUAL ELEVATIONS ARE PROVIDED TO SHOW THE PARTNER'S GENERAL INTENT. DESIGN ELEMENTS, SHOWN IN THE CONCEPTUAL ELEVATIONS, THAT WILL BE INCLUDED IN A FINAL DESIGN SCHEME INCLUDE:

- BRICK VENEER WITH MASONRY OR CAST STONE DETAILING AT DOORS AND WINDOWS.
- TOWER OR CURVED ENTRY ELEMENT ON SOUTHEAST BUILDING CORNER.
- PARKING LOT ELEVATION BROKEN UP BY SEPARATE TENANT ENTRANCES WITH CANOPIES AND/OR RAISED ROOF ELEMENTS.
- ROOF MAY BE MANSARD WITH STANDING SEAM METAL OR LOW SLOPED WITH A PARAPET.
- ROOFTOP EQUIPMENT WILL BE SCREENED BEHIND MANSARD ROOF OR PARAPET.



B3 TRANSPORTATION
NOT TO SCALE



A3 VICINITY MAP
NOT TO SCALE

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R-22MF TO O-1(CD) RE-ZONING PETITION FOR 4930 CENTRAL AVENUE

OFFICE BUILDING
AND DENTAL CLINIC

NOT FOR CONSTRUCTION

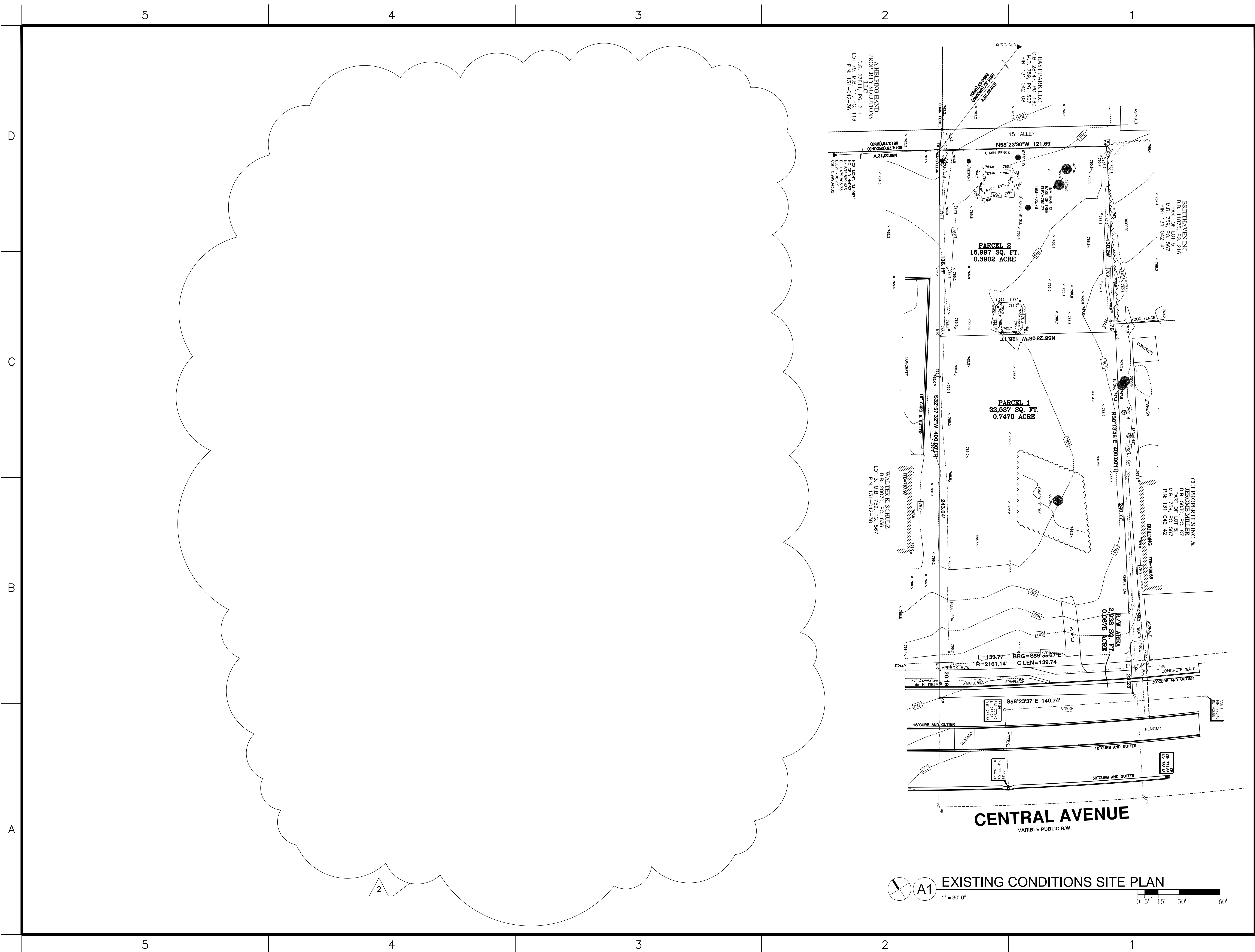
SUBMISSIONS / REVISIONS		DATE	
NO.	DESCRIPTION	DATE	
1	SUBMISSION FOR RE-ZONING	10/16/13	
2	PLANNING DEPARTMENT REVIEW	11/06/13	

SHEET INFORMATION

DATE	NOVEMBER 6, 2013
JOB NUMBER	12018.00
DRAWN	DCS
CHECKED	DCS
APPROVED	DCS

REZONING PETITION 2013-100

RZ-101



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**R-22MF TO O-1(CD)
RE-ZONING PETITION
FOR 4930 CENTRAL
AVENUE**

**OFFICE BUILDING
AND DENTAL CLINIC**

NOT FOR
CONSTRUCTION

SUBMISSIONS / REVISIONS		
NO.	DESCRIPTION	DATE
1	SUBMISSION FOR RE-ZONING	10/16/13
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SHEET INFORMATION

DATE	NOVEMBER 6, 2013
JOB NUMBER	12018.00
DRAWN	DC:
CHECKED	DC:
APPROVED	DC:

EXISTING CONDITIONS SITE PLAN

RZ-102